



# City of Tempe

NORTH TEMPE NEIGHBORHOOD MEETING  
Meeting Summary

7pm - 9pm March 10, 2003

## TOPIC: ZONING ORDINANCE REWRITE

Fred Brittingham explained the history of our zoning ordinance and status of where we are today with the zoning rewrite. Copies of a report were handed out, explaining the proposed significant changes in the draft code, as well as, zoning regulation charts showing today's standards and the proposed regulations.

## COMMENTS

- Regarding the change in process for Planning Commission to make recommendations; one suggested that the proposal is backwards.
- Accessory Dwelling Units.
  - One individual mentioned having a problem with not counting the ADU towards the total density. Also concerned about on-street parking for the units.
  - Concerning point, the owner requirement was taken out of the ADU requirements.
  - How many homes in North Tempe would be eligible for ADUs? (couldn't say)
  - If you don't have a single-family home first, you probably don't get the ADU.
- Neighborhood Meeting. The requirement had stated that "the DS manager may wave the meeting requirement," that is questionable. Staff may have already struck that statement out.
- Expanding Authority of Commissions/Hearing Officer. If expanded, how are they going to be held accountable to the community?
- Individual stated, that the opportunity for public involvement is still there. If you like the project, then the development can move on for completion. If you don't like the project it will have to go to the next process level.
- Take a look at the tables for processing applications. "The devils in the detail". Study this chart.
- Mailer Notifications.
  - If you are only doing one level of review (one hearing) for a project, we need to make sure that everyone in that area gets notified.
  - This brings up the question, do we take the mailer notification off the hands of Tempe staff and require the applicant to go down to the Records to get the addresses?
- 95% of the applications the Design Review Board saw were approved. (This gentleman served on the Board for 6 years)
- Lot Assemblage. It was suggested by the Maple-Ash Neighborhood to have a Use Permit requirement to assemble lots. Currently staff is not in support for recommending this proposal.

- Freeway signage will be a new recognized type of sign. A citizen didn't want people to be reading any signs on buildings instead of paying attention to driving.
- Suggestion by a NTNA member, for the Association to get together and go through this draft paragraph by paragraph and have recommendations, approvals and denials. One member suggested waiting until the next public draft was available.
- North Tempe resident, my zoning is R-2, which was originally called two-family district. Now it is called Multi-Family. Word-smithing is killing Tempe and other cities.
- Resident, I support 100%, decreasing the front yard setbacks and allowing additional area for porches and other similar features in the front yard.
- Please submit comments in writing or via the internet @ [www.tempe.gov/tdsi/rewrite](http://www.tempe.gov/tdsi/rewrite)